


So Ordered.




Whitman L. Holt
Bankruptcy Judge

Dated: October 2nd, 2023

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF WASHINGTON**

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| In re: | Chapter 11 |
| ICAP ENTERPRISES, INC., | Proposed Lead Case No. 23-01243-11 |
| Debtor. | |
| ICAP PACIFIC NW MANAGEMENT, LLC, | Chapter 11 |
| Debtor. | Case No. 23-01261-11 |
| ICAP VAULT MANAGEMENT, LLC, | Chapter 11 |
| Debtor. | Case No. 23-01258-11 |
| ICAP VAULT, LLC, | Chapter 11 |
| Debtor. | Case No. 23-01256-11 |
| ICAP VAULT 1, LLC, | Chapter 11 |
| Debtor. | Case No. 23-01257-11 |
| VAULT HOLDING 1, LLC, | Chapter 11 |
| Debtor. | Case No. 23-01265-11 |

REVISED ORDER GRANTING DEBTORS' *EX PARTE* MOTION FOR ENTRY OF ORDER: (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF - 1

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| | | |
|----|-----------------------------|----------------------|
| 1 | ICAP INVESTMENTS, LLC, | Chapter 11 |
| 2 | Debtor. | Case No. 23-01255-11 |
| 3 | | |
| 4 | ICAP PACIFIC NORTHWEST | Chapter 11 |
| 5 | OPPORTUNITY AND INCOME | Case No. 23-01248-11 |
| 6 | FUND, LLC, | |
| 7 | Debtor. | |
| 8 | | |
| 9 | ICAP EQUITY, LLC, | Chapter 11 |
| 10 | Debtor. | Case No. 23-01247-11 |
| 11 | | |
| 12 | ICAP PACIFIC INCOME 4 FUND, | Chapter 11 |
| 13 | LLC, | Case No. 23-01251-11 |
| 14 | Debtor. | |
| 15 | | |
| 16 | ICAP PACIFIC INCOME 5 FUND, | Chapter 11 |
| 17 | LLC, | Case No. 23-01249-11 |
| 18 | Debtor. | |
| 19 | | |
| 20 | ICAP NORTHWEST OPPORTUNITY | Chapter 11 |
| 21 | FUND, LLC, | Case No. 23-01253-11 |
| 22 | Debtor. | |
| 23 | | |
| 24 | 725 BROADWAY, LLC, | Chapter 11 |
| 25 | Debtor. | Case No. 23-01245-11 |
| 26 | | |
| | SENZA KENMORE, LLC | Chapter 11 |
| | Debtor. | Case No. 23-01254-11 |
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| | ICAP CAMPBELL WAY, LLC, | Chapter 11 |
| | Debtor. | Case No. 23-01250-11 |
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REVISED ORDER GRANTING DEBTORS' *EX PARTE* MOTION FOR ENTRY OF ORDER: (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF - 2

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| | | |
|----|---------------------------|----------------------|
| 1 | UW 17TH AVE, LLC, | Chapter 11 |
| 2 | Debtor. | Case No. 23-01267-11 |
| 3 | | |
| 4 | ICAP BROADWAY, LLC, | Chapter 11 |
| 5 | Debtor. | Case No. 23-01252-11 |
| 6 | | |
| 7 | VH 1121 14TH LLC, | Chapter 11 |
| 8 | Debtor. | Case No. 23-01264-11 |
| 9 | | |
| 10 | VH SENIOR CARE LLC, | Chapter 11 |
| 11 | Debtor. | Case No. 23-01266-11 |
| 12 | | |
| 13 | VH WILLOWS TOWNHOMES LLC, | Chapter 11 |
| 14 | Debtor. | Case No. 23-01262-11 |
| 15 | | |
| 16 | ICAP @ UW, LLC, | Chapter 11 |
| 17 | Debtor. | Case No. 23-01244-11 |
| 18 | | |
| 19 | VH 2ND STREET OFFICE LLC, | Chapter 11 |
| 20 | Debtor. | Case No. 23-01259-11 |
| 21 | | |
| 22 | VH PIONEER VILLAGE LLC, | Chapter 11 |
| 23 | Debtor. | Case No. 23-01263-11 |
| 24 | | |
| 25 | ICAP FUNDING LLC | Chapter 11 |
| 26 | Debtor. | Case No. 23-01246-11 |

REVISED ORDER GRANTING DEBTORS' *EX PARTE* MOTION FOR ENTRY OF ORDER: (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF - 3

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| ICAP MANAGEMENT LLC Debtor. | Chapter 11 Case No. 23-01268-11 |
| ICAP REALTY, LLC Debtor. | Chapter 11 Case No. 23-01260-11 |
| VAULT HOLDING, LLC, Debtor. | Chapter 11 Case No. 23-01270-11 |
| ICAP PACIFIC DEVELOPMENT LLC, Debtor. | Chapter 11 Case No. 23-01271-11 |
| ICAP HOLDING LLC, Debtor. | Chapter 11 Case No. 23-01272-11 |
| ICAP HOLDING 5 LLC, Debtor. | Chapter 11 Case No. 23-01273-11 |
| ICAP HOLDING 6 LLC, Debtor. | Chapter 11 Case No. 23-01274-11 |
| | REVISED ORDER GRANTING DEBTORS' <i>EX PARTE</i> MOTION FOR ENTRY OF ORDER (I) DIRECTING THE JOINT ADMINISTRATION OF THESE CASES; AND (II) GRANTING RELATED RELIEF |

REVISED ORDER GRANTING DEBTORS' *EX*
PARTE MOTION FOR ENTRY OF ORDER: (I)
DIRECTING THE JOINT ADMINISTRATION OF
THESE CASES; AND (II) GRANTING RELATED
RELIEF - 4

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1 Upon the motion [ECF No. ~~3~~ 2 in Case No. 23-01243-WLH11] and
2 supplement [ECF No. 5 in Case No. 23-01243-WLH11] thereto (collectively, the
3 “Motion”)¹ of the above-captioned debtors and debtors in possession (the “Debtors”)
4 pursuant to Federal Rules of Bankruptcy Procedure 1015(b) and Rule 1015-1(b) of
5 the Local Rules of the United States Bankruptcy Court for the Eastern District of
6 Washington, for an order: (I) directing the joint administration of these cases; and
7 (II) granting related relief, all as more fully set forth in the Motion; and upon
8 consideration of the Miller Dec.; it further appearing that the court has jurisdiction
9 over this matter; and it further appearing that the relief requested in the Motion is in
10 the best interests of the Debtors, their estates, and their creditors; and good cause
11 appearing therefor,

12 **IT IS HEREBY ORDERED** that the Motion is granted.

13 **IT IS FURTHER ORDERED** that the above captioned chapter 11 cases be
14 jointly administered by the court under the lead Case No. 23-01243-WLH11, which
15 joint administration shall include the following:

- 16 (i) use of a single pleadings docket for administrative matters under the
17 proposed lead case: *In re iCap Enterprises, Inc.*; and the filing, lodging
18 and docketing of pleadings and orders, where appropriate;
- 19 (ii) use of a single pleading caption;
- 20 (iii) use of a consolidated mailing matrix (or matrices), and the combining
21 of notices to creditors and other parties-in-interest, where appropriate;
- 22 (iv) combined scheduling of hearings, where appropriate;
- 23 (v) consolidated billing by professionals employed by the estates, subject to
24 review and apportionment of billing should the need arise; and

25 ¹ Capitalized terms used but not defined herein have the meanings ascribed to them in the Motion.
26 REVISED ORDER GRANTING DEBTORS’ *EX*
PARTE MOTION FOR ENTRY OF ORDER: (I)
DIRECTING THE JOINT ADMINISTRATION OF
THESE CASES; AND (II) GRANTING RELATED
RELIEF - 5

(vi) joint handling of other administrative matters that may aid in the expeditious and economical administration of the Debtors' estates.

IT IS FURTHER ORDERED that nothing contained in this order or the Motion shall be deemed or construed as directing or otherwise effecting a substantive consolidation of **any of** the above-captioned cases.

IT IS FURTHER ORDERED that pleadings in these cases must use a caption substantially in the form attached to this order as **Exhibit A**.

IT IS FURTHER ORDERED that the Clerk of the Court place the following notation in the docket for each of the Debtors' Chapter 11 Cases:

An Order has been entered in this case directing the procedural consolidation and joint administration of the chapter 11 cases of iCap Enterprises, Inc. (Case No. 23-01243-11); iCap Pacific NW Management, LLC (Case No. 23-01261-11); iCap Vault Management, LLC (Case No. 23-01258-11); iCap Vault, LLC (Case No. 23-01256-11); iCap Vault 1, LLC (Case No. 23-01257-11); Vault Holding 1, LLC (Case No. 23-01265-11); iCap Investments, LLC (Case No. 23-01255-11); iCap Pacific Northwest Opportunity and Income Fund, LLC (Case No. 23-01253-11); iCap Equity, LLC (Case No. 23-01247-11); iCap Pacific Income 4 Fund, LLC (Case No. 23-01251-11); iCap Pacific Income 5 Fund, LLC (Case No. 23-01249-11); iCap Northwest Opportunity Fund, LLC (Case No. 23-01253-11); 725 Broadway, LLC (Case No. 23-01245-11); Senza Kenmore, LLC (Case No. 23-01254-11); iCap Campbell Way, LLC (Case No. 23-01250-11); UW 17th Ave, LLC (Case No. 23-01267-11); iCap Broadway, LLC (Case No. 23-01252-11); VH 1121 14th LLC (Case No. 23-01264-11); VH Senior Care LLC (Case No. 23-01266-11); VH Willows Townhomes LLC (Case No. 23-01262-11); iCap @ UW, LLC (Case No. 23-01244-11); VH 2nd Street Office, LLC (Case No. 23-01259-11); VH Pioneer Village LLC (Case No. 23-01263-11); iCap Funding LLC (Case No. 23-01246-11); iCap Management LLC (Case No. 23-01268-11); iCap Realty, LLC (Case No. 23-01260-11); Vault Holding, LLC (23-01270-11); iCap Pacific Development LLC (23-01271-11); iCap Holding LLC (23-01272-11); iCap Holding 5 LLC (23-01273-11); and iCap Holding 6 LLC (23-01274-

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1 11). Consult the Docket in (Case No. 23-01243-11) for all
2 matters affecting these cases.

3 **IT IS FURTHER ORDERED** that the court shall, and hereby does, retain
4 jurisdiction **and power** with respect to all matters arising from or related to the
5 implementation and interpretation of this order.

6 **IT IS FURTHER ORDERED** that the Debtors shall serve a copy of this
7 order upon all parties in interest by mail, or as otherwise approved by this court
8 pursuant to the ~~4~~Debtors' contemporaneously-filed motion seeking approval of
9 modified notice procedures.

10 ///End of Order///

11
12 PRESENTED BY:

13 /s/ Dakota Pearce

14 DAKOTA PEARCE (WSBA 57011)

15 BERNARD D. BOLLINGER, JR. (*pro hac vice* pending)

16 JULIAN I. GURULE (*pro hac vice* pending)

17 KHALED TARAZI (*pro hac vice* pending)

18 BUCHALTER, a Professional Corporation

19 *Proposed Counsel to Debtors*

20 * Changes made by court

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26 REVISED ORDER GRANTING DEBTORS' *EX*
PARTE MOTION FOR ENTRY OF ORDER: (I)
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RELIEF - 7

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EXHIBIT A

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF WASHINGTON**

In re:

ICAP ENTERPRISES, INC., *et al.*,
Debtors.¹

Chapter 11

Lead Case No. 23-01243-WLH11
Jointly Administered

¹ The Debtors (along with their case numbers) are iCap Enterprises, Inc. (23-01243-11); iCap Pacific NW Management, LLC (23-01261-11); iCap Vault Management, LLC (23-01258-11); iCap Vault, LLC (23-01256-11); iCap Vault 1, LLC (23-01257-11); Vault Holding 1, LLC (23-01256-11); iCap Investments, LLC (23-01255-11); iCap Pacific Northwest Opportunity and Income Fund, LLC (23-01253-11); iCap Equity, LLC (23-01247-11); iCap Pacific Income 4 Fund, LLC (23-01251-11); iCap Pacific Income 5 Fund, LLC (23-01249-11); iCap Northwest Opportunity Fund, LLC (23-01253-11); 725 Broadway, LLC (23-01245-11); Senza Kenmore, LLC (23-01254-11); iCap Campbell Way, LLC (23-01250-11); UW 17th Ave, LLC (23-01267-11); iCap Broadway, LLC (23-01252-11); VH 1121 14th LLC (23-01264-11); VH Senior Care LLC (23-01266-11); VH Willows Townhomes LLC (23-01262-11); iCap @ UW, LLC (23-01244-11); VH 2nd Street Office, LLC (23-01259-11); VH Pioneer Village LLC (23-01263-11); iCap Funding LLC (23-01246-11); iCap Management LLC (23-01268-11); iCap Realty, LLC (23-01260-11); Vault Holding, LLC (23-01270-11); iCap Pacific Development LLC (23-01271-11); iCap Holding LLC (23-01272-11); iCap Holding 5 LLC (23-01273-11); and iCap Holding 6 LLC (23-01274-11).

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